

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 22, 2010
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Ken Teasley

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *~Continued from September 1, 2010*
ARCO CARMEL VALLEY - PROJECT NO. 197834
City Council District: 1; Plan Area: Carmel Valley

STAFF: Jeannette Temple

Coastal Development Permit, Site Development Permit and Conditional Use Permit to amend CDP / CVPD / CUP 91-0840 to add a 826 square foot car wash and four electric car charging stations to an existing service station with convenience store. The property is a 1.06 acre site at 3170 Carmel Valley Road in the VC Zone of Carmel Valley Planned District within the Carmel Valley Community Plan, Coastal Overlay (non-appealable) in Council District 1.
Report No. NO-10-084

RECOMMENDATION:
Approve

HEARING OFFICER DOCKET OF SEPTEMBER 22, 2010

ITEM-5: ***DOUGHERTY RESIDENCE - PROJECT NO. 191872**

City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeffrey A. Peterson

Site Development Permit for development on a site containing Environmentally Sensitive Lands (steep hillside) that proposes to demolish an existing residence and construct a 4,199 square-foot single family residence with an existing 1,720 square foot home office/garage (to remain) for a total 5,919 square feet of development on a 0.41 acre site. The property is located at 1714 Soledad Way in the RS-1-4 Zone within the Pacific Beach Community Plan, Coastal Height Limit Overlay Zone, and Council District 2. Mitigated Negative Declaration No. 191872 Report No. HO-10-087

RECOMMENDATION:

Approve

ITEM-6: **SPRINT/CLEARWIRE ST. TIMOTHY'S - PROJECT NO. 197620**

City Council District: 4; Plan Area: Skyline-Paradise Hills

STAFF: Karen Lynch-Ashcraft

Conditional Use Permit for a wireless communication facility consisting of a total of seven antennas located within the existing church bell tower. All existing exterior mounted antennas will be removed as part of this project. An additional equipment cabinet will be located within the existing equipment enclosure. The property is located at 2602 Reo Drive within the Skyline Paradise Hills Community Planning Area. Exempt from Environmental. Report No. HO-10-089

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 22, 2010

ITEM-7: **COTIJA TACO SHOP - PROJECT NO. 192424**
City Council District: 2; Plan Area: Peninsula

STAFF: **Diane Murbach**

Site Development Permit to construct a 790 square foot dining area addition and a 193 square foot patio dining area addition to the existing 1,050 square foot Cotija Taco Shop at 3720 Voltaire Street. The project is on a 1.8 acre parcel in a 2.5 acre shopping plaza within the CC-1-3 Zone, Coastal Height Limit Overlay Zone, San Diego International Airport (Lindbergh Field) Airport Approach Overlay Zone, Airport Environs Overlay Zone, Airport Influence Areas, FAA Part 76 Noticing Area, Community Plan Implementation Overlay Area B (CPIOZ-B), North Bay Redevelopment District and the Peninsula Community Plan. Exempt from Environmental. Report No. HO-10-094

RECOMMENDATION:

Approve